

\$1,195,000 - 231 Mahogany Landing Se, Calgary

MLS® #A2134379

\$1,195,000

4 Bedroom, 3.00 Bathroom, 2,795 sqft

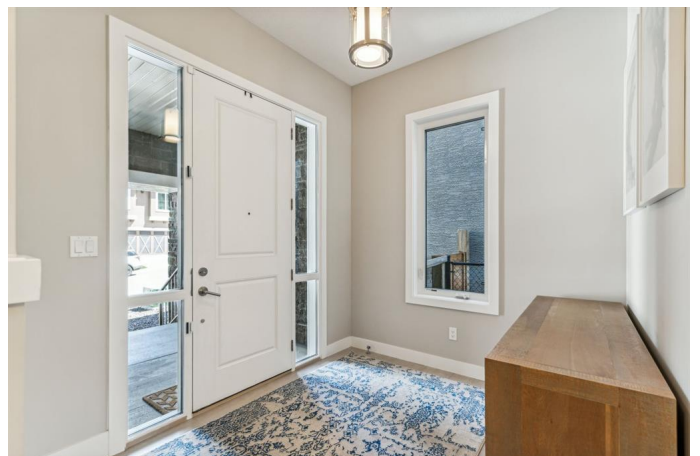
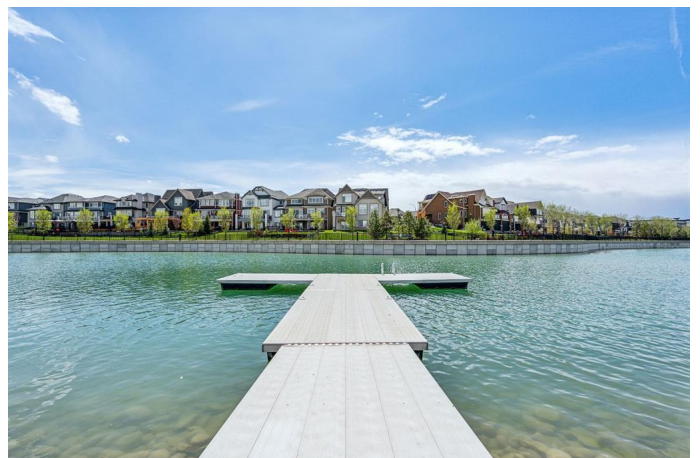
Residential on 0.12 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE CANCELLED FOR SUNDAY JUNE 16 - SELLER HAVE ACCEPTED A CONDITIONAL OFFER - || Welcome to 231 Mahogany Landing, this stunning home is steps away from a semi PRIVATE DOCK, for year round use, and boasts nearly 2800 square feet above grade, 4 bedrooms, a coastal style kitchen, and upgrades throughout. ||

Walk into the open concept kitchen and living room and find yourself greeted with gorgeous engineered ash hardwood floors, high ceilings and an abundance of natural light that bathes the full-height cabinets and oversized island. Step around the corner to find a coffee bar/ breakfast nook with extra storage. The coastal style kitchen has stainless steel appliances, gas range and built in stainless steel oven and microwave. Ceiling speakers on the main floor and patio outdoor speakers set the stage for memorable gatherings. The main floor also offers an office with large french doors. || The upstairs boasts four spacious bedrooms, convenient upper floor laundry and a large cozy recessed bonus room, offering plenty of space for a growing family or guests. The master bedroom is a true retreat featuring a large walk in shower, soaker tub, dual sinks set in a quartz countertop and a generous walk in closet. ||

The oversized triple car garage with 1000 sq ft of floor space also includes a 400 sq ft second story storage area. In addition, the backyard has roughed in gas for a future outdoor kitchen



or outdoor gas fireplace, hot and cold hose bibs for an outdoor shower to rinse off after a day at the lake which you can access from the semi private dock just steps from the house.

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This home includes upgrades around every corner: AIR CONDITIONING, up and/down honeycomb blinds, blackout blinds in all bedrooms for added comfort and privacy, air conditioning unit to cool the upper floor, two furnaces with zoned control for separate heating control for each floor, roughed in central vac, light dimmers throughout, full extension soft close drawers in the kitchen. Enjoy reduced energy costs and enhanced comfort with Low E triple pane windows throughout the home. The plumbing includes a Kinetico water softener, a new high efficiency hot water tank (less than a year old) and hot water recirculating line proving instant hot water at every faucet. Benefit from a robust 200 amp electrical panel, LAN & home security cables wired throughout, 9-foot ceilings on all the levels, including the framed unfinished basement. ||

Designed for luxurious living with great attention to details that make everyday life more comfortable and enjoyable. Don't miss the opportunity to own this stunning home with year round access to Mahogany Lake. Contact us today to schedule a private tour and experience the exceptional lifestyle that 231 Mahogany Landing has to offer. ||

Built in 2014

Essential Information

MLS® #	A2134379
Price	\$1,195,000
Sold Price	\$1,155,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,795
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	231 Mahogany Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1X4

Amenities

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	5
Parking	Additional Parking, Garage Door Opener, Oversized, Tandem, Triple Garage Attached
Waterfront	See Remarks, Beach Access, Lake Access, Lake Privileges

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lake
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 26th, 2024
Days on Market	34
Zoning	R-1
HOA Fees	882.18
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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